

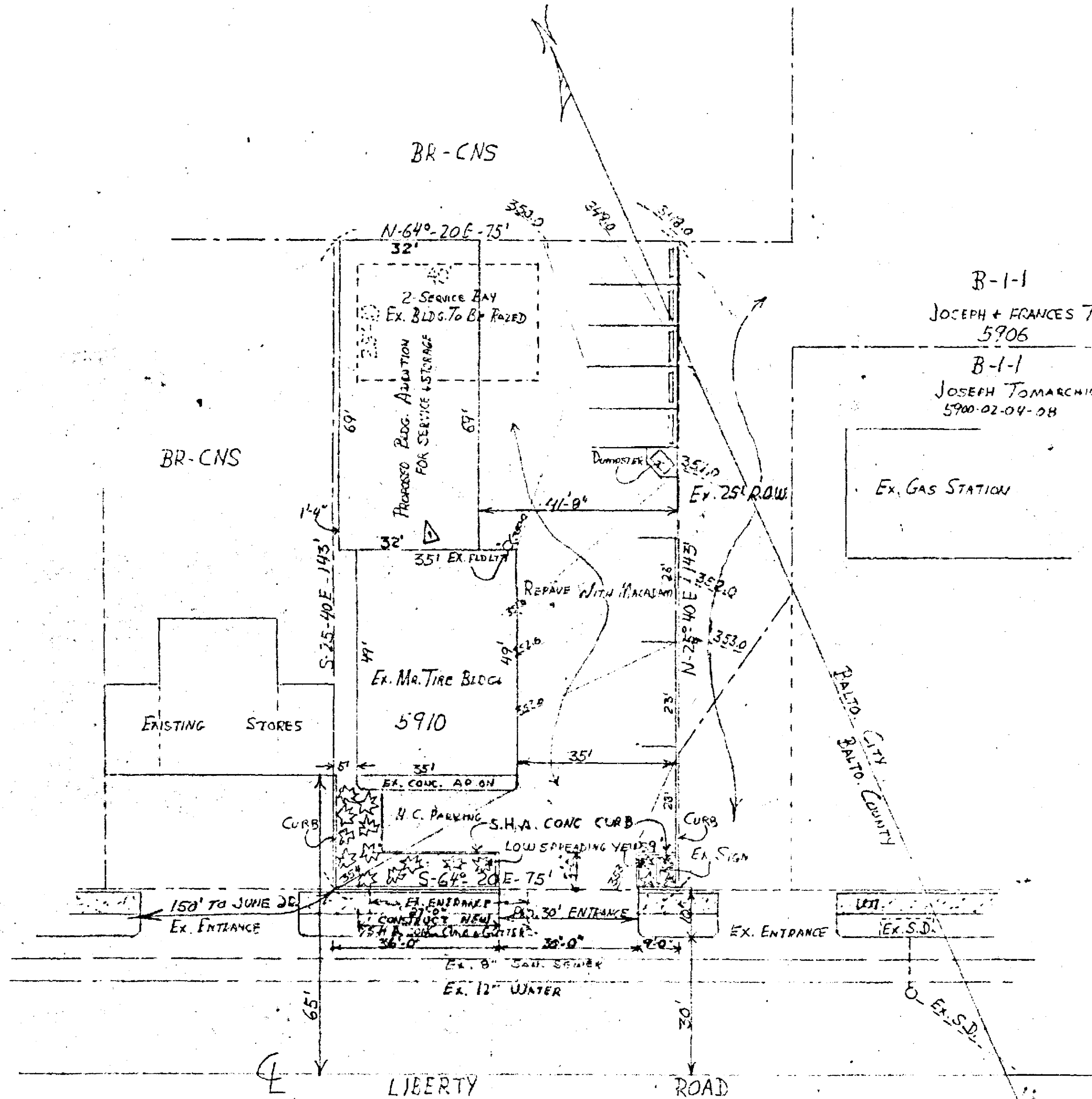
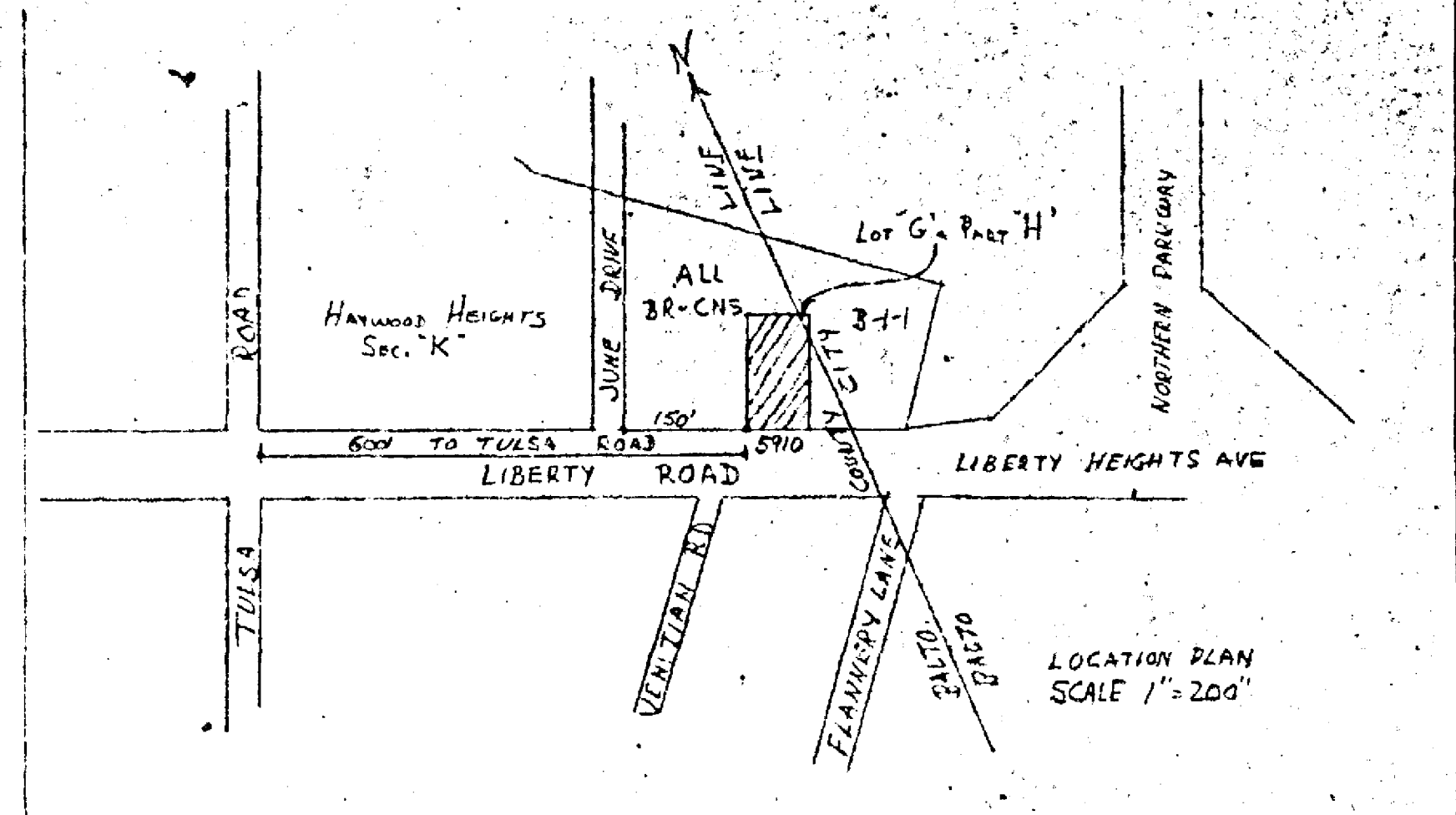
PARKING DATA

FIRST FLOOR USE:	RETAIL
TOTAL FLOOR AREA	560 SQ. FT.
NO. SPACES REQUIRED	560/200 = 3
FIRST FLOOR USE:	SERVICE, OFFICE & STORAGE
TOTAL FLOOR AREA	3,225 SQ. FT.
NO. SPACES REQUIRED	3,225/300 = 11
TOTAL SPACES REQUIRED	= 14
TOTAL SPACES PROVIDED	= 15

PLANS APPROVED  
OFFICE OF PLANNING & ZONING  
BY John S. [Signature]  
PLANNING  
DATE 8-21-80  
BY James E. [Signature]  
ZONING COMMISSIONER  
DATE 7/22/80  
**80-215 A**  
**C-633-80**

PRO. EXTENSION TO MR. TIRE BLDG. 3RD. ELECTION DISTRICT, BALTO COUNTY, MD. OWNERS JOSEPH & FRANCES TOMARCHIO		
SCALE: 1"= 20'	TELEPHONE TEL. NO. 922-2374-448-0077	DRAWN BY 4LT.
DATE: 6-8-80	ZONED BR-CNS -- PROPERTY 0.2462 Ac.	
PROPOSED USE-SAME- ONE TENANT		DRAWING NUMBER PLOT PLAN





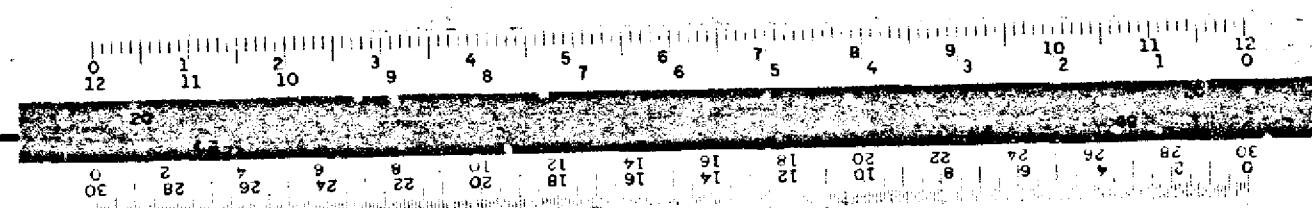
**PARKING DATA**

FIRST FLOOR USE:	RETAIL
TOTAL FLOOR AREA	560'²
NO. SPACES REQUIRED	$560 / 200 = 2.8$
USE:	SERVICE OFFICE & STORAGE
TOTAL FLOOR AREA	3363'²
NO. SPACES REQUIRED	$3363 / 300 = 11.2$
TOTAL SPACES REQUIRED	14.0
TOTAL SPACES PROVIDED	15.0

**PLANS APPROVED**  
 OFFICE OF PLANNING & ZONING  
 BY *[Signature]*  
 PLANNING  
 DATE *9/5/80*  
 BY *[Signature]*  
 ZONING COMMISSIONER  
 DATE *9/4/80*

REV-8/28/80  
 Δ Revise 30' Dimension To 32'  
 Δ Revise Parking Data

PRO. EXTENSION TO MR. TIRE BLDG. 3RD. ELECTION DISTRICT, BALTO COUNTY, MD. OWNERS: JOSEPH + FRANCES TOMARCHIO		
SCALE: 1"=20'	TEL. NO. 922-2374-448-0077	DRAWN BY <i>9/ET</i>
ZONED BR-CNS -- PROPERTY 0.2462 Ac.		
PROPOSED USE - SAME - ONE TENANT		DRAWING NUMBER PLOT PLAN





# 80-215-1 100 PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Joseph & Frances Tomarchio, legal owners of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 233.2 to permit a side and rear yard setback of 0' in lieu of the required 30'

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

1. For better ingress & egress to proposed bldg.
2. Will create better off-street parking.
3. Eliminates accumulation of litter, debris & pests.
4. Improves property and neighborhood.
5. Makes feasibility for upgrading property practical.
6. Updates property & bldgs. to present standards.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract purchaser Joseph Tomarchio Legal Owner  
Address 3603 Bellmore Road  
Baltimore County, Md. 21207  
Petitioner's Attorney 922-2374-448-0277 Protestant's Attorney  
Address \_\_\_\_\_

ORDERED By The Zoning Commissioner of Baltimore County, this 14th day

of February, 1980, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 24th day of April, 1980, at 9:15 o'clock A.M.

(over)

## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 11, 1980

Mr. & Mrs. Joseph Tomarchio  
3603 Bellmore Road  
Baltimore, Maryland 21207

RE: Item No. 160  
Petitioners-Joseph Tomarchio, et ux  
Variance Petition

Dear Mr. & Mrs. Tomarchio:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Because of your proposal to raze an existing garage building in the rear of this site and construct a six-bay addition to the existing tire store this Variance for side and rear setbacks is required. As indicated in a letter from Mr. Gilbert Rubin of the Baltimore City Zoning Office, his office has no comment on the proposed addition. A copy of your proposal was sent to him in view of the fact that a small portion of the rear property line is traversed by the City/County line.

Particular attention should be afforded to the comments of the Health Department and the Department of Permits and Licenses, while revised site plans reflecting those comments of the State Highway Administration must be submitted at the time of application for the required building permits if this petition is granted.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,  
Nicholas B. Commodari  
NICHOLAS B. COMMODARI, Chairman  
Zoning Plans Advisory Committee

NBC:hk  
Enclosures

RE: PETITION FOR VARIANCES  
N/S of Liberty Rd., 150'  
E of June Rd., 3rd District  
JOSEPH TOMARCHIO, et ux,  
BEFORE THE ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
Case No. 80-215-A

### ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman  
Peter Max Zimmerman  
Deputy People's Counsel

John W. Hession, III  
John W. Hession, III  
People's Counsel for Baltimore County  
Rm. 223, Court House  
Towson, Maryland 21204  
494-2188

I HEREBY CERTIFY that on this 2nd day of April, 1980, a copy of the foregoing Order was mailed to Mr. and Mrs. Joseph Tomarchio, 3603 Bellmore Road, Baltimore, Maryland 21207, Petitioners.

John W. Hession, III  
John W. Hession, III

## BALTIMORE COUNTY

### ZONING PLANS

### ADVISORY COMMITTEE



### PETITION AND SITE PLAN

### EVALUATION COMMENTS

Mr. & Mrs. Joseph Tomarchio  
3603 Bellmore Road  
Baltimore, Maryland 21207

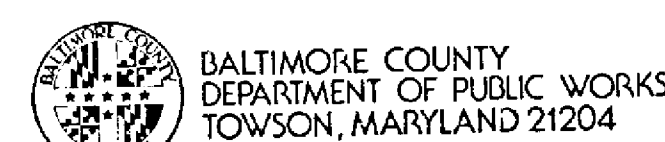
### BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 14th day of February, 1980.

William E. Hammond  
WILLIAM E. HAMMOND  
Zoning Commissioner

Petitioner Joseph Tomarchio, et ux Reviewed by Nicholas B. Commodari  
Petitioner's Attorney \_\_\_\_\_ Chairman, Zoning Plans Advisory Committee



HARRY J. PISTEL, P.E.  
DIRECTOR

March 17, 1980

Mr. William E. Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item #160 (197-1980)  
Property Owner: Joseph and Frances Tomarchio  
N/S Liberty Rd. 150' E. June Rd.  
Existing Zoning: B.R.-C.N.S.  
Proposed Zoning: Variance to permit side and rear setbacks of 0' in lieu of the required 30'.  
Acres: 0.246 District: 3rd

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

#### General:

Baltimore County highway and utility improvements are not directly involved. A portion of this property lies within Baltimore City, as indicated.

Liberty Road (Md. 26) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the petitioner.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 160 (1979-1980).

Very truly yours,  
Ellsworth N. Diver, P.E.  
ELLSWORTH N. DIVER, P.E.  
Chief, Bureau of Engineering

END:EAM:FW:ss  
K-NW Key Sheet, 15 NW 18 & 19 Pos. Sheets  
NW 4E Topo, 88 Tax Map

Nick

February 14, 1980

Mr. William E. Hammond  
Zoning Commissioner  
County Office Building  
Towson, Md. 21204

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting Feb. 12, 1980  
ITEM: 160.  
Property Owner: Joseph & Frances Tomarchio  
Location: N/S Liberty Rd. 150' E June Rd. (Route 26)  
Existing Zoning: B.R.-C.N.S.  
Proposed Zoning: Variance to permit side and rear setbacks of 0' in lieu of the required 30'.  
Acres: 0.246  
District: 3rd

Dear Mr. Hammond:

A better site plan is needed showing clearly that a change is to be made from an existing 35' entrance to 30'.

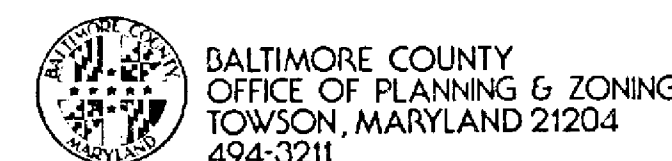
Standard concrete curb is to be used between curb & gutter and building. Bumper blocks are not acceptable. The plan must be revised prior to a hearing date assigned.

Very truly yours,

Charles Lee, Chief  
Bureau of Engineering  
Access Permits

By: George Wittman

CL:GW:mal



JOHN D. SEYFFERT  
DIRECTOR

March 11, 1980

Mr. William Hammond, Zoning Commissioner  
Zoning Advisory Committee  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #160, Zoning Advisory Committee Meeting, February 12, 1980, are as follows:

Property Owner: Joseph and Frances Tomarchio  
Location: N/S Liberty Road 150' E June Road  
Existing Zoning: B.R.-C.N.S.  
Proposed Zoning: Variance to permit side and rear setbacks of 0' in lieu of the required 30'.  
Acres: 0.246  
District: 3rd

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,  
John L. Wimbley, Jr.  
John L. Wimbley  
Planner III  
Current Planning and Development



ORDER RECEIVED FOR FILING

DATE May 5, 1980  
BY John M. H. Jung  
ADMINISTRATIVE SERVICES

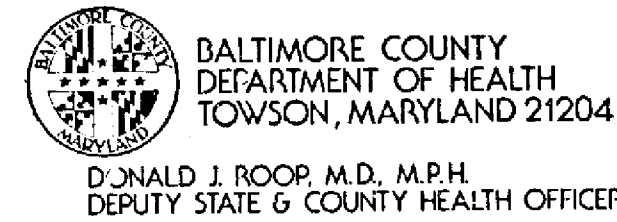
Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the petitioner(s), the Variance should be had; and it further appears that the granting of the Variance requested will not adversely affect the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Deputy Commissioner of Baltimore County, this 8th day of May, 1980, that the herein Petition for the Variance(s) to permit side and rear yard setbacks of zero feet in lieu of the required thirty

feet should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Containers for waste materials, i.e., trash, casings, used parts, etc., must be indicated on the site plan.
2. Landscaping must be provided between the front of the existing building and Liberty Road.
3. A revised site plan must be submitted, incorporating the above restrictions, and approved by the Department of Public Works and the Office of Planning and Zoning.

John M. H. Jung  
Deputy Zoning Commissioner of Baltimore County



March 21, 1980

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #160, Zoning Advisory Committee Meeting of February 12, 1980, are as follows:

Property Owner: Joseph & Frances Tomarchio  
Location: N/S Liberty Road 150' E June Rd.  
Existing Zoning: B.R.-C.N.S.  
Proposed Zoning: Variance to permit side and rear setbacks of 0' in lieu of the required 30'  
Acres: 0.246  
District: 3rd

Metropolitan water and sewer exist.

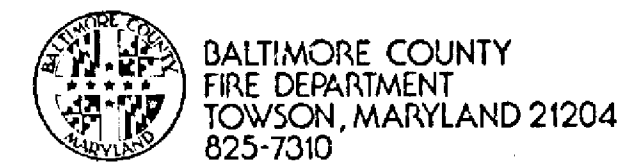
If lubrication work and oil changes are performed at this location, revised plans must be submitted showing method providing for the elimination of waste oil in accordance with Water Resources Administration requirements.

Very truly yours,

Sam J. Forrest  
Director  
BUREAU OF ENVIRONMENTAL SERVICES

1JF/fth

cc: Air Pollution



PAUL H. REINCKE  
CHIEF

February 28, 1980

Mr. William Hammond  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Nick Commodari, Chairman  
Zoning Plans Advisory Committee

Re: Property Owner: Joseph & Frances Tomarchio

Location: N/S Liberty Rd. 150' E June Rd.

Item No: 160 Zoning Agenda: 2-12-80

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals of \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

( ) 2. A second means of vehicle access is required for the site.

( ) 3. The vehicle dead end condition shown at \_\_\_\_\_ EXCEEDS the maximum allowed by the Fire Department.

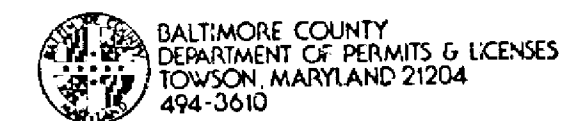
( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

( ) 6. Site plans are approved as drawn.

( ) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: George M. Hagan  
Noted and Approved: \_\_\_\_\_  
Planning Group Fire Prevention Bureau  
Special Inspection Division



TED ZALESKI, JR.  
DIRECTOR

February 26, 1980

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #60 Zoning Advisory Committee Meeting, February 12, 1980 are as follows:

Property Owner: Joseph & Frances Tomarchio  
Location: N/S Liberty Road 150' E June Road  
Existing Zoning: B.R. - C.N.S.  
Proposed Zoning: Variance to permit side and rear setbacks of 0' in lieu of the required 30'.

Acres: 0.246  
District: 3rd

The items checked below are applicable:

- X A. All structures shall conform to the Baltimore County Building Code 1976, the State of Maryland Code for the Handicapped and Aged, and other applicable Codes.
- X B. A building/\_\_\_\_\_ permit shall be required before beginning construction.
- C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/are not required.
- X D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- E. In wood frame construction an exterior wall erected within 6' 0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'-0" of lot line. A minimum 8" masonry firewall is required if construction is on the lot line.
- F. Requested variance conflicts with the Baltimore County Building Code, Section/s \_\_\_\_\_.
- G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 4-305 and the required construction classification of Table 214.
- X I. Comments - Type of construction shall be controlled by height and area requirements of the Code when filing for a permit.

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,

Charles E. Burnham  
Charles E. Burnham, Chief  
Plans Review

CES:rrj

CITY OF BALTIMORE  
WILLIAM DONALD SCHAEFER, Mayor



BOARD OF MUNICIPAL AND ZONING APPEALS  
GILBERT V. RUBIN, Executive Director  
Room 700  
Saratoga Street Municipal Building  
Baltimore, Maryland 21202

March 19, 1980

Mr. Nicholas B. Commodari, Chairman  
Zoning Plans Advisory Committee  
Baltimore County Zoning Plans Advisory Committee  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Dear Mr. Commodari:

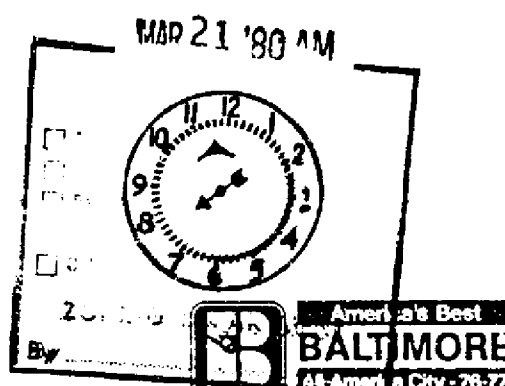
This will acknowledge receipt of your letter of March 13, 1980 with reference to Item No. 160 Petitioners - Joseph Tomarchio, et ux. - Variance Petition, and requesting comments from me, and this is to advise you that I have reviewed your plan and the subject property and find no reason to be concerned on behalf of the City of Baltimore. However, in the event that the applicant proposes to use the City portion of the premises, I presume he will obtain the necessary permits for the use of the property.

I appreciate very much your interest in notifying me of this matter and thank you for the submission of this information for review.

Very truly yours,

Gilbert V. Rubin  
GILBERT V. RUBIN  
EXECUTIVE DIRECTOR

GVR:png



BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: February 7, 1980

Mr. William E. Hammond  
Zoning Commissioner  
Baltimore County Office Building  
1111 West Chesapeake Avenue  
Towson, Maryland 21204

Z.A.C. Meeting of: February 12, 1980

RE: Item No: 158, 159, 160, 161, 162,  
Property Owner:  
Location:  
Present Zoning:  
Proposed Zoning:

District:  
No. Acres:

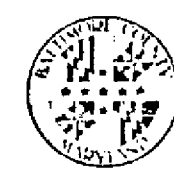
Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

Wm. Nick Petrovich  
Wm. Nick Petrovich, Assistant  
Department of Planning

WNP/bp



WILLIAM E. HAMMOND  
ZONING COMMISSIONER

May 8, 1980

Mr. & Mrs. Joseph Tomarchio  
3603 Bellmore Road  
Baltimore, Maryland 21207

RE: Petition for Variances  
N/S of Liberty Rd., 150' E of June Rd. -  
3rd Election District  
Joseph Tomarchio, et ux - Petitioners  
NO. 80-215-A (Item No. 160)

Dear Mr. & Mrs. Tomarchio:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

John M. H. Jung  
JEAN M.H. JUNG  
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: John W. Hessian, III, Esquire  
People's Counsel

March 13, 1980

Mr. Gilbert V. Rubin  
Board of Municipal & Zoning Appeals  
Room 700  
222 E. Saratoga Street  
Baltimore, Maryland 21202

RE: Item No. 160  
Petitioners - Joseph Tomarchio, et ux  
Variance Petition

Dear Mr. Rubin:

Enclosed is a copy of a site plan for a Variance petition. As you can see, a small portion of this site is within the limits of Baltimore City. In view of the fact that a hearing will be scheduled on this matter in the near future, I am requesting any comments from your office to be submitted by April 15, 1980.

If you have any questions concerning this matter, please feel free to contact me at 494-3391.

Very truly yours,

Nicholas B. Commodari  
NICHOLAS B. COMMODARI  
Chairman  
Zoning Plans Advisory Committee

NBC:sj  
enclosure



DESCRIPTION

Beginning at a point on the north side of Liberty Road, 150 feet east of June Drive and known as Lot G and the westernmost 25 feet of Lot H as shown on the Amended Plat of Haywood Heights and recorded among the land records of Baltimore County in Plat Book 7, Folio 140.

Also known as 5910 Liberty Road.

that no such charge may be imposed after the expiration of three (3) years from the date hereof.

NOW, THEREFORE, THIS MORTGAGE WITNESSETH, that in consideration of the premises and of One Dollar, the said JOSEPH TOMARCHIO and FRANCES TOMARCHIO, his wife,

does grant unto the said GARIBALDI FEDERAL SAVINGS AND LOAN ASSOCIATION, its successors and assigns, all that lot, piece, or parcel, of ground situate and lying in Baltimore County and described as follows:

BEGINNING for the same on the northeast side of Liberty Heights Avenue at the distance of 600 feet southeasterly from the corner formed by said northeast side of Liberty Heights Avenue with the south-east side of Tulsa Road as shown on Amended Plat of Haywood Heights recorded among the Land Records of Baltimore County in Plat Book W.P.C. No. 7, folio 140, said place of beginning being at the westernmost corner of Lot "G" as shown on said plat and running thence south 64 degrees 20 minutes east 75 feet to the center of Lot "H" as shown on said plat, thence north 25 degrees 40 minutes, east 150 feet to the northeasternmost outline of Lot "H" thence binding thereon and also on the northeasternmost outline of Lot "G" in all north 64 degrees 20 minutes west 75 feet to the northernmost corner of said Lot "G" and thence, binding on the division line between Lot "G" and Lot "H", south 25 degrees 40 minutes west 150 feet to the place of beginning.

Being, in one perimeter, Lot "G" and the northwestern one-half of Lot "H" as shown on the Plat hereinabove referred to as said lots are described in two deeds to Sebastiano Tomarchio and wife, the first from J. Glenn Tracey and wife dated February 9, 1929 and recorded among said Land Records of Baltimore County in Liber C.W.B. Jr., No. 1055, folio 430, etc. and the second from Millie R. Kelly dated March 2, 1966 and recorded among the Land Records of Baltimore County in Liber O.T.G. No. 4589, folio 497, etc.



BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
TOWSON, MARYLAND 21204  
494-3333

WILLIAM E. HAMMOND  
ZONING COMMISSIONER

April 10, 1980

Mr. & Mrs. Joseph Tomarchio  
3603 Bellmore Road  
Baltimore, Maryland 21207

RE: Petition for Variance  
N/S Liberty Rd., 150' E June Road  
Case No. 80-215-A

Dear Mr. & Mrs. Tomarchio:

This is to advise you that \$ 37.50 is due for advertising and posting of the above-property.

Please make check payable to Baltimore County, Maryland and remit to Sandra Jones, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,

*William E. Hammond*  
WILLIAM E. HAMMOND  
Zoning Commissioner

WEH:ej

3/24/80

Mr. & Mrs. Joseph Tomarchio  
3603 Bellmore Road  
Baltimore, Maryland 21207

NOTICE OF HEARING

RE: Petition for Variance - North side of Liberty Road, 150' E of June Road - Case No. 80-215-A

TIME: 9:45 A.M.

DATE: Thursday, April 24, 1980

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

*William E. Hammond*  
ZONING COMMISSIONER OF  
BALTIMORE COUNTY

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. W. E. Hammond  
Zoning Commissioner  
Date: March 28, 1980  
FROM: John D. Seyffert, Director  
Office of Planning and Zoning  
SUBJECT: Petition No. 80-215-A Item 160

Petition for Variance for side and rear yard setbacks  
North side of Liberty Road, 150 feet East of June Road  
Petitioner- Joseph Tomarchio, et ux

Third District

HEARING: Thursday, April 24, 1980 (9:45 A.M.)

It is requested that, if granted, the requirement of a minimal amount of landscaping might be required.

*John D. Seyffert*  
John D. Seyffert, Director  
Office of Planning and Zoning

JDS:JGH:ab

PETITION FOR VARIANCE

3rd District

ZONING: Petition for Variance for side and rear yard setbacks

LOCATION: North side of Liberty Road, 150 feet East of June Road

DATE & TIME: Thursday, April 24, 1980 at 9:45 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a side and rear yard setback of 0 feet in lieu of the required 30 feet

The Zoning Regulations to be excepted as follows:

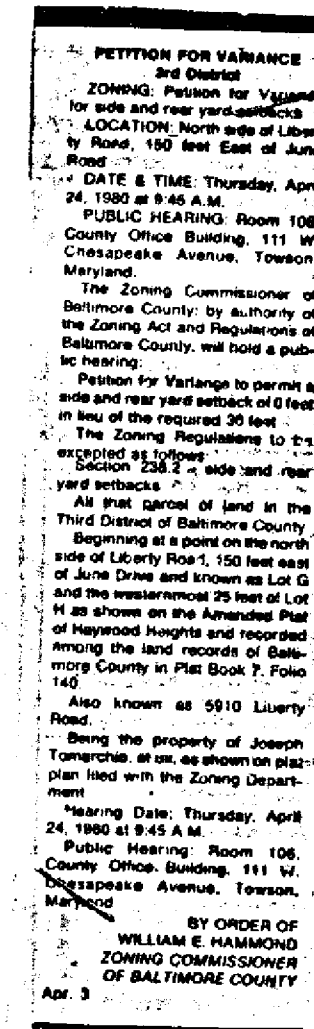
Section 238.2 - side and rear yard setbacks

All that parcel of land in the Third District of Baltimore County

Being the property of Joseph Tomarchio, et ux, as shown on plat plan filed with the Zoning Department

Hearing Date: Thursday, April 24, 1980 at 9:45 A.M.  
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF  
WILLIAM E. HAMMOND  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY



Office of  
**COLUMBIA**  
Publishing Corp.  
10750 Little Patuxent Pkwy.  
Columbia, MD 21044

April 10 1980

THIS IS TO CERTIFY, that the annexed advertisement of

*Petition for Variance*

was inserted in the following:

☒ Catonsville Times  
☐ Arbutus Times

weekly newspapers published in Baltimore County, Maryland, once a week for one successive weeks before the 4th day of April 1980, that is to say, the same was inserted in the issues of

4/3/80

COLUMBIA PUBLISHING CORP.

*Barbara R. Gade*

IN THE CIRCUIT COURT

FOR BALTIMORE COUNTY, IN EQUITY

Plaintiff

VS.

Defendant

CERTIFICATE OF PUBLICATION OF

DUPLICATE

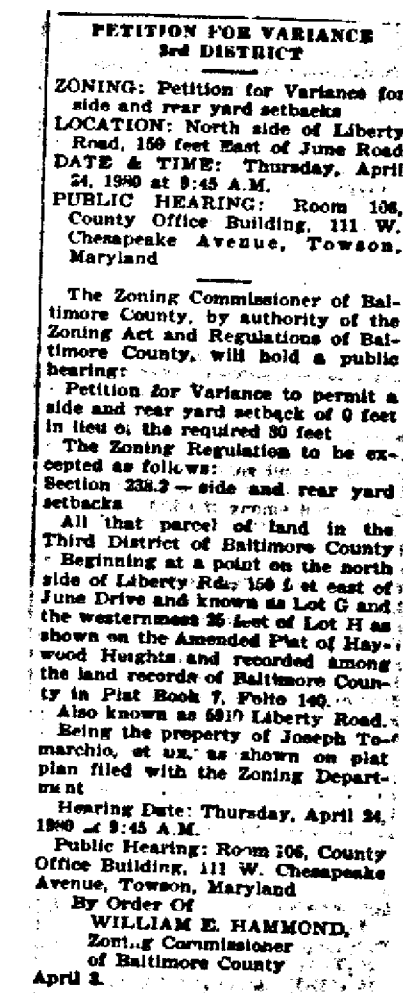
CERTIFICATE OF PUBLICATION

TOWSON, MD., April 3, 1980

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. ~~once a week~~ of one time ~~successive weeks~~ before the 21st day of April 1980, the first publication appearing on the 3rd day of April 1980.

THE JEFFERSONIAN,  
*L. Leach Strickland*  
Manager.

Cost of Advertisement, \$ 17.50



**CERTIFICATE OF POSTING**  
**ZONING DEPARTMENT OF BALTIMORE COUNTY**  
**Towson, Maryland**

District: 3rd Date of Posting: APRIL 4, 1980  
Posted for: PETITION FOR VARIANCE  
Petitioner: JOSEPH TOMARCHIO, ET UX  
Location of property: N/S LIBERTY ROAD, 150' E OF JUNE ROAD  
Location of Signs: FRONT 5910 LIBERTY Rd  
Remarks: SIGN INSIDE SHOW WINDOW  
Posted by: Thomas L. Roland Date of return: APRIL 11, 1980  
Signature

1- S, GW

## BALTIMORE COUNTY OFFICE OF PLANNING &amp; ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

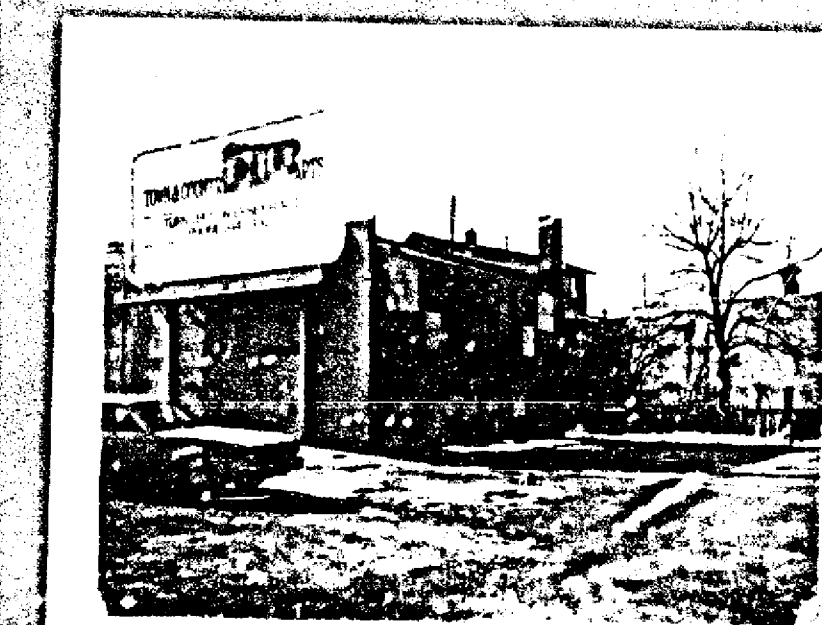
Your Petition has been received this 27 day of July, 1950.\*

Filing Fee: \$ 25.00 Received: ✓ Check  
Cash  
Other

  
William E. Hammond, Zoning Commissioner

Petitioner \_\_\_\_\_ Submitted by \_\_\_\_\_  
Petitioner's Attorney \_\_\_\_\_ Reviewed by \_\_\_\_\_

\*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.



# PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										

Reviewed by: 2757

Previous case: 69-71 X

Revised Plans:  
Change in outline or description Yes  
No

Map #         

No. 86405

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

DATE /April 16, 1980 ACCOUNT 01-662

AMOUNT \$37.90

RECEIVED  
FROM: Mr. Tlre, Inc.

DR: Advertising and Posting for Case No. 80-215-A

000061848 21

37.9043

**VALIDATION OR SIGNATURE OF CASHIER**

No. 8652

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCIAL REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

DATE March 24, 1980 ACCOUNT 01-662

01-662

AMOUNT \$25.00

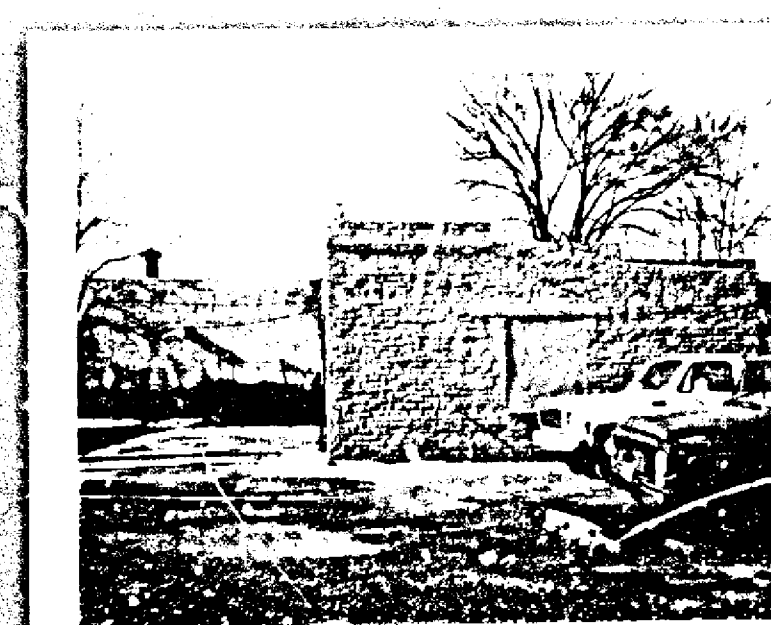
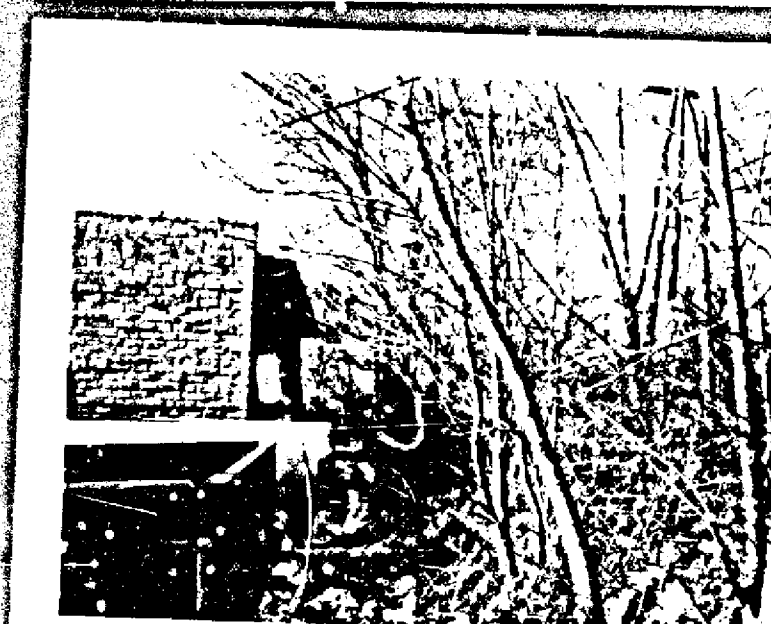
RECEIVED  
FROM: Mr. T. H. Inc.

FOR: Tilling Fee for Case No. 80-215-A

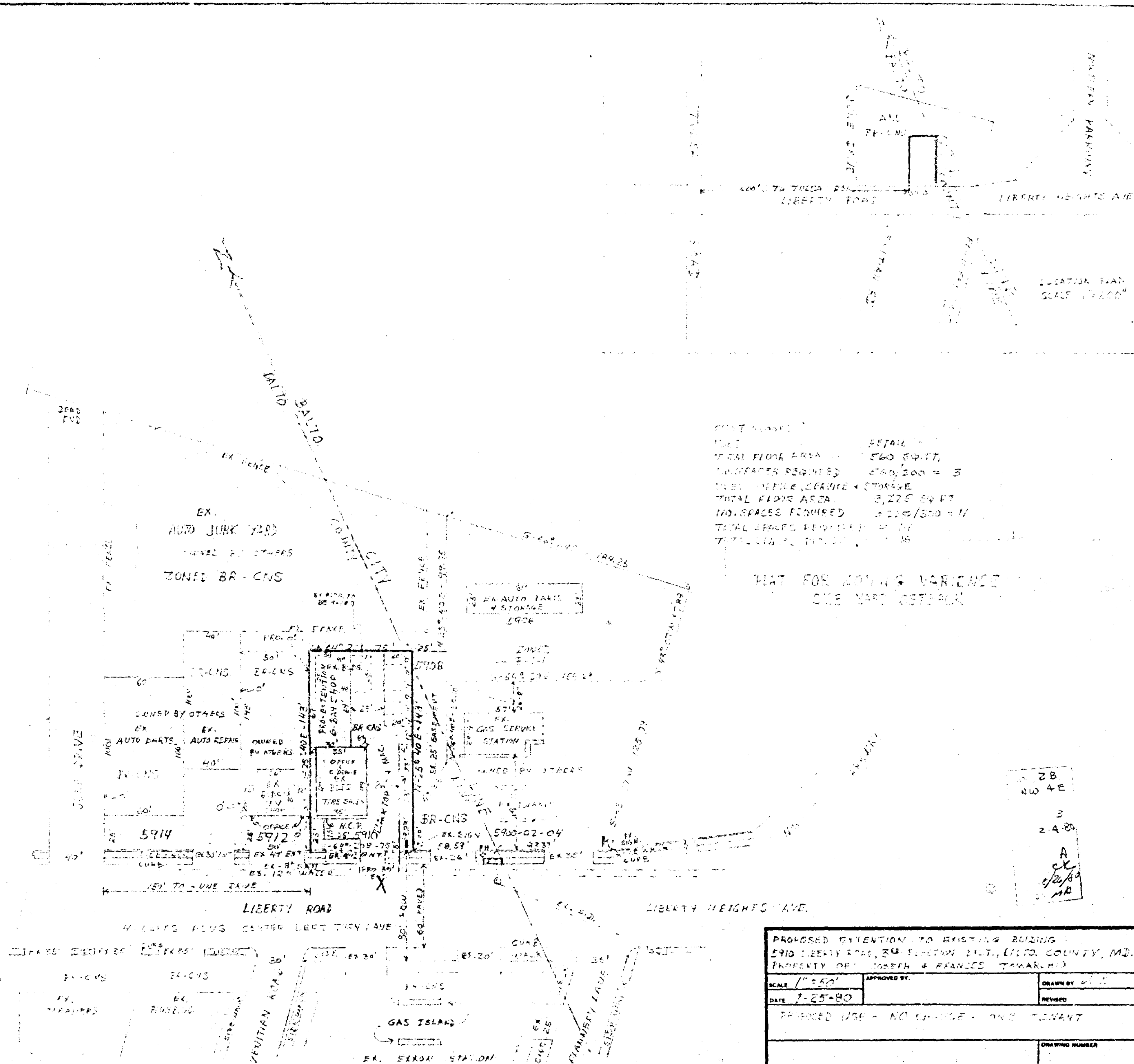
250,000

0890391525

**VALIDATION OR SIGNATURE OF CASHIER**





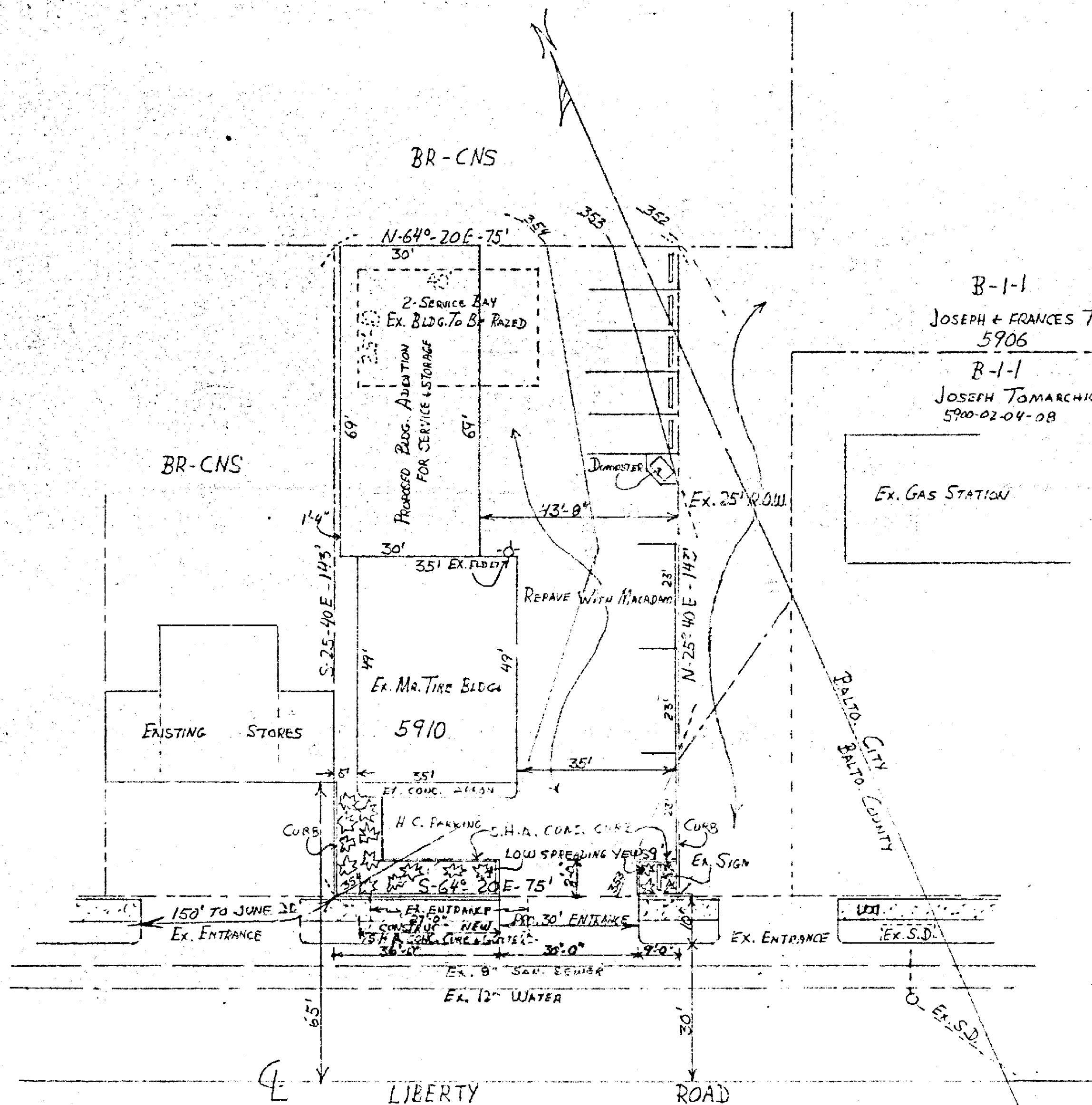
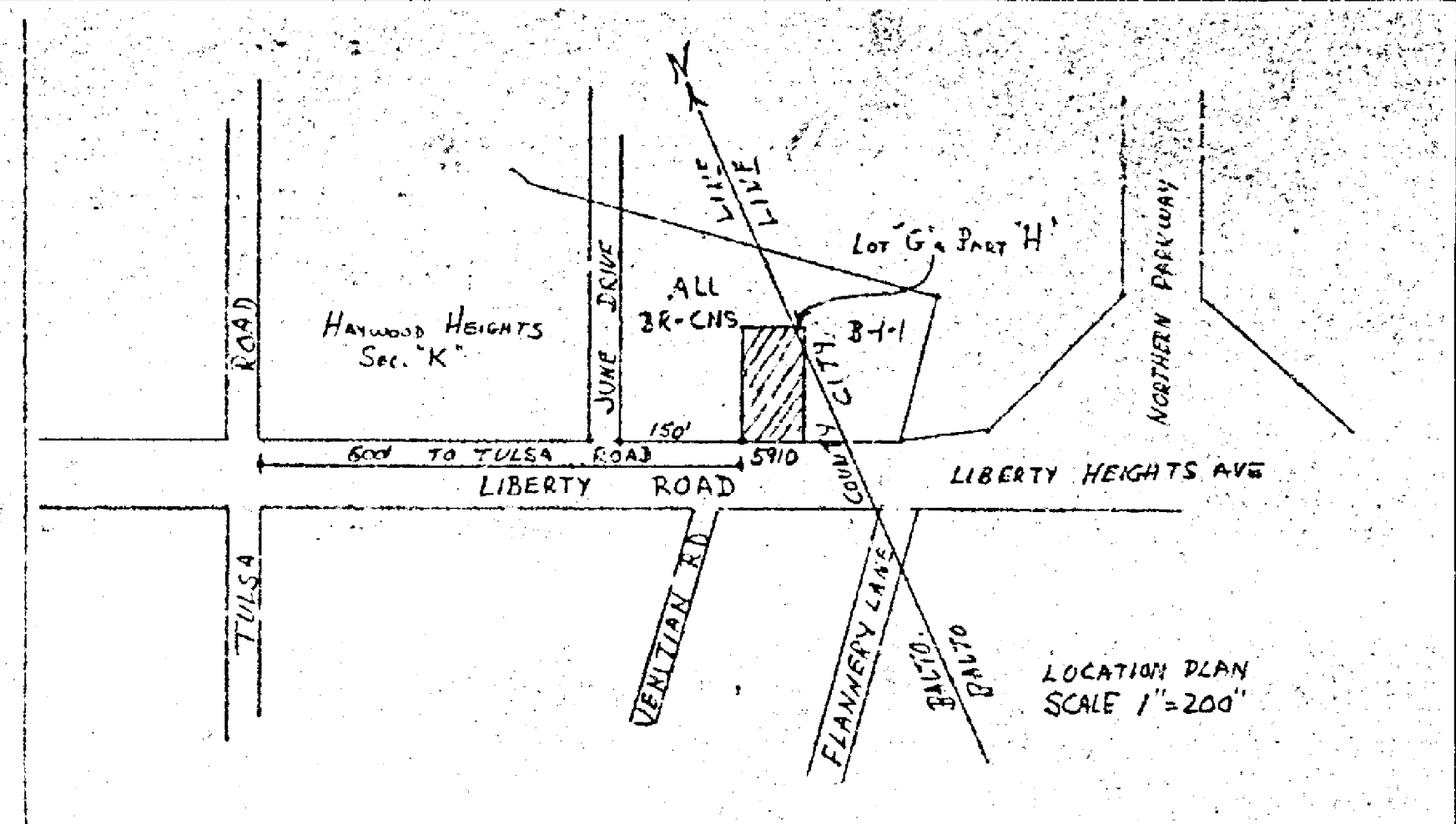


EXIST. BUILDING  
 TYPE: RETAIL  
 TOTAL FLOOR AREA: 560 SQ. FT.  
 NO. SPACES REQUIRED: 560/200 = 3  
 TOTAL FLOOR AREA: 3,225 SQ. FT.  
 NO. SPACES REQUIRED: 3,225/300 = 11  
 TOTAL SPACES REQUIRED: 14  
 TOTAL SPACES PROVIDED: 16

PLAT FOR ZONING VARIANCE  
 ONE YARD SETBACK

ZB  
 NW 4E  
 3  
 2-4-80  
 A  
 CK  
 6/2/89  
 MA

PROPOSED EXTENSION TO EXISTING BUILDING 5910 LIBERTY ROAD, 3RD ELLICOTT DIST., ELICOTT CITY, MD. PROPERTY OF JOSEPH & FRANCES TOWARLHO		
SCALE 1"=50' DATE 7-25-80	APPROVED BY:	DRAWN BY: J.L.
PROPOSED USE - NO CHANGE - ONE TENANT		REVISED:
DRAWING NUMBER		1



PARKING DATA

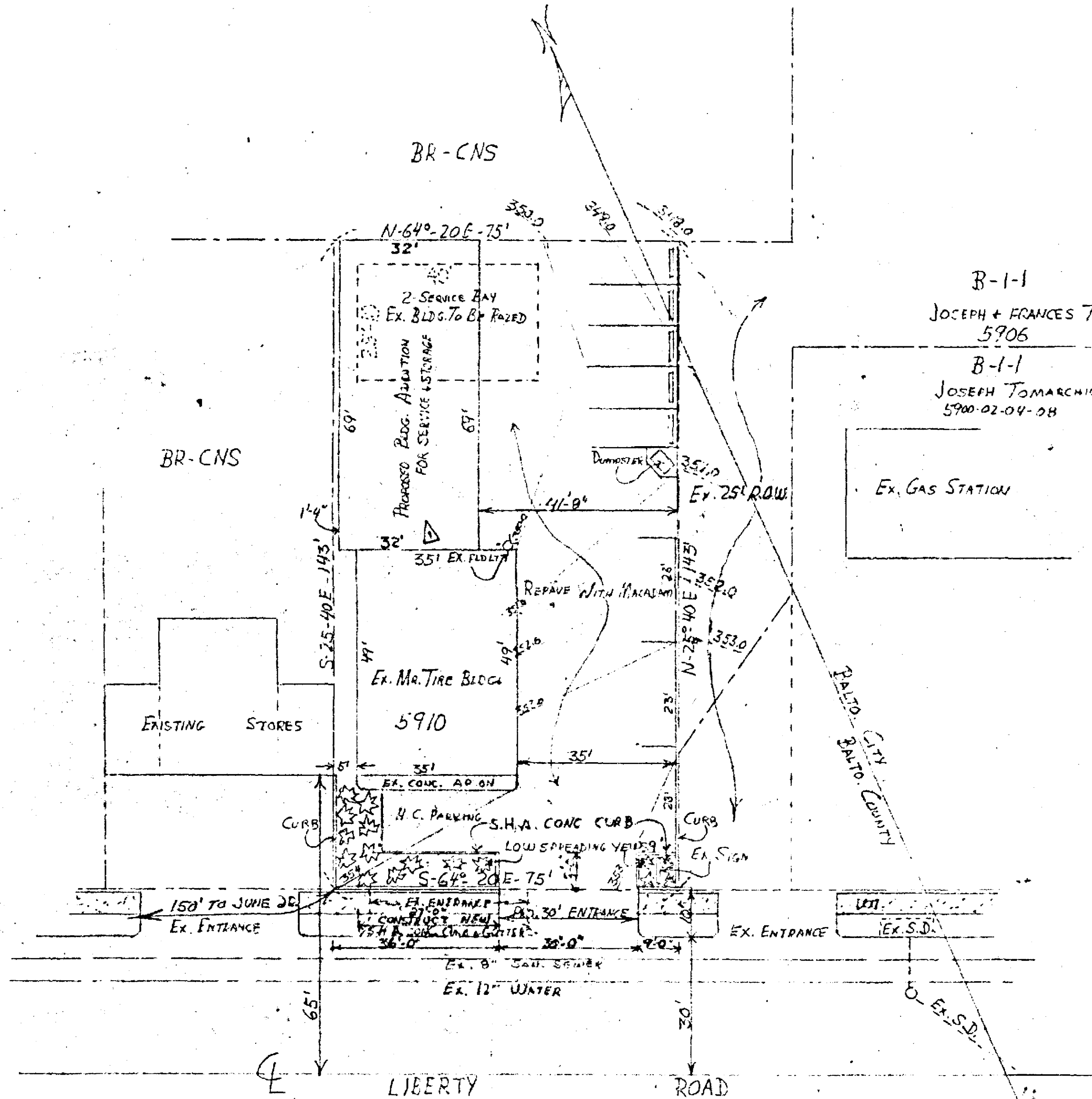
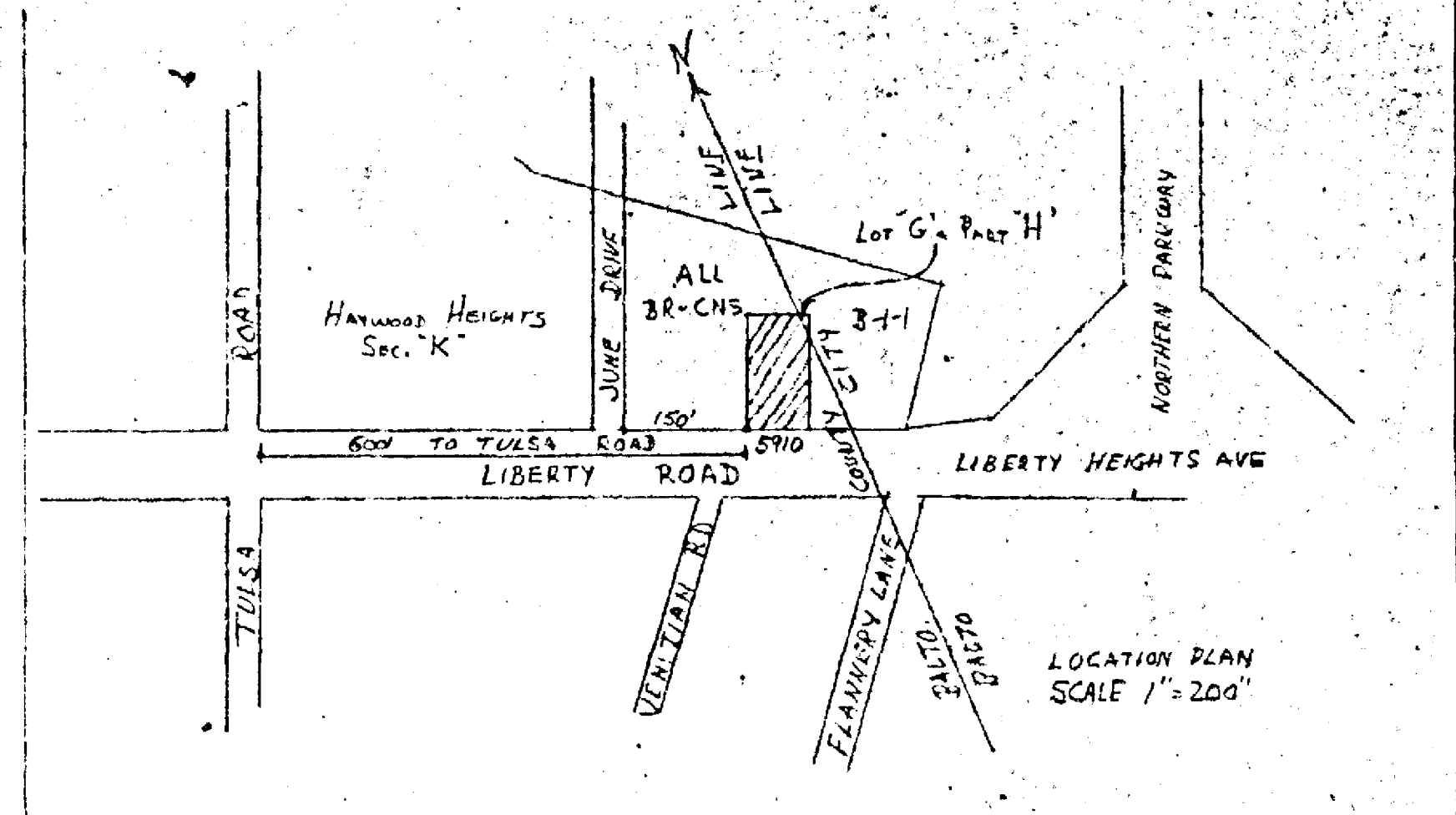
First Floor:	
USE:	RETAIL
TOTAL FLOOR AREA	560 SQ. FT.
NO. SPACES REQUIRED	$560/200 = 3$
USE:	SERVICE, OFFICE & STORAGE
TOTAL FLOOR AREA	3,225 SQ. FT.
NO. SPACES REQUIRED	$3,225/300 = 11$
TOTAL SPACES REQUIRED	= 14
TOTAL SPACES PROVIDED	= 15

PLANS APPROVED  
OFFICE OF PLANNING & ZONING  
BY: *John S. [Signature]*  
DATE: 8-21-80  
BY: *James E. [Signature]*  
DATE: 7/22/80  
80-215 A  
C-633-80

PRO. EXTENSION TO MR. TIRE BLDG. 3RD. ELECTION DISTRICT, BALTO COUNTY, MD. OWNERS JOSEPH & FRANCES TOMARCHIO		
SCALE: 1"= 20'	<del>ADDRESS</del> TEL. NO. 922-2374-448-0077	DRAWN BY 4LT.
DATE: 6-8-80	ZONED BR-CNS -- PROPERTY 0.2462 Ac.	
PROPOSED USE-SAME- ONE TENANT		DRAWING NUMBER PLOT PLAN







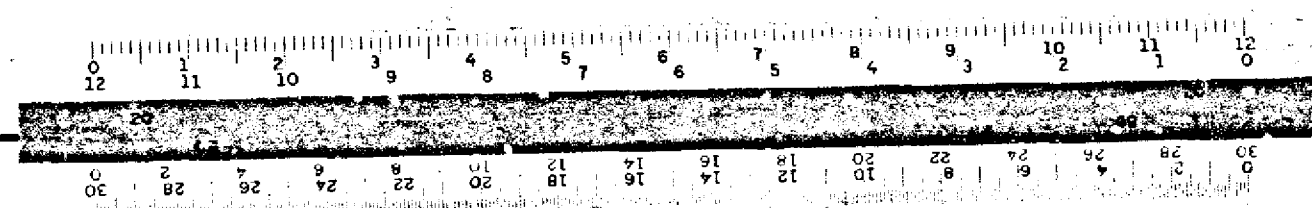
**PARKING DATA**

FIRST FLOOR USE:	RETAIL
TOTAL FLOOR AREA	560'
NO. SPACES REQUIRED	$560/200 = 2.8$
USE:	SERVICE OFFICE & STORAGE
TOTAL FLOOR AREA	3363'
NO. SPACES REQUIRED	$3363/300 = 11.2$
TOTAL SPACES REQUIRED	14.0
TOTAL SPACES PROVIDED	15.0

**PLANS APPROVED**  
 OFFICE OF PLANNING & ZONING  
 BY *[Signature]*  
 PLANNING  
 DATE *9/5/80*  
 BY *[Signature]*  
 ZONING COMMISSIONER  
 DATE *9/4/80*

REV-8/28/80  
 Δ Revise 30' Dimension To 32'  
 Δ Revise Parking Data

PRO. EXTENSION TO MR. TIRE BLDG. 3RD. ELECTION DISTRICT, BALTO COUNTY, MD. OWNERS: JOSEPH & FRANCES TOMARCHIO		
SCALE: 1"=20'	TEL. NO. 922-2374-448-0077	DRAWN BY <i>9/ET</i>
ZONED BR-CNS -- PROPERTY 0.2462 Ac.		
PROPOSED USE - SAME - ONE TENANT		DRAWING NUMBER PLOT PLAN





# 80-215-1 100 PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Joseph & Frances Tomarchio, legal owners of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 222.2 to permit a 10' side and rear setback of 0' in lieu of the required 30'

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

1. For better ingress & egress to proposed bldg.
2. Will create better off-street parking.
3. Eliminates accumulation of litter, debris & pests.
4. Improves property and neighborhood.
5. Makes feasibility for upgrading property practical.
6. Updates property & bldgs. to present standards.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract purchaser Joseph Tomarchio Legal Owner  
Address 3603 Bellmore Road  
Baltimore County, Md. 21207  
Petitioner's Attorney 922-2374-448-0277 Protestant's Attorney  
Address \_\_\_\_\_

ORDERED By The Zoning Commissioner of Baltimore County, this 14th day

of February, 1980, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 24th day of April, 1980, at 9:15 o'clock  
A.M.  
William E. Hammond  
Zoning Commissioner of Baltimore County.

(over)

## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 11, 1980

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

Chairman  
Nicholas W. Commodari

MEMBERS  
Bureau of Engineering  
Department of Traffic Engineering  
State Roads Commission  
Bureau of Fire Prevention  
Health Department  
Project Planning  
Building Department  
Board of Education  
Zoning Administration  
Industrial Development

Mr. & Mrs. Joseph Tomarchio  
3603 Bellmore Road  
Baltimore, Maryland 21207

RE: Item No. 160  
Petitioners-Joseph Tomarchio, et ux  
Variance Petition

Dear Mr. & Mrs. Tomarchio:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

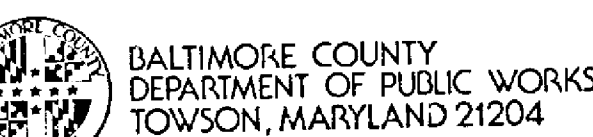
Because of your proposal to raze an existing garage building in the rear of this site and construct a six-bay addition to the existing tire store this Variance for side and rear setbacks is required. As indicated in a letter from Mr. Gilbert Rubin of the Baltimore City Zoning Office, his office has no comment on the proposed addition. A copy of your proposal was sent to him in view of the fact that a small portion of the rear property line is traversed by the City/County line.

Particular attention should be afforded to the comments of the Health Department and the Department of Permits and Licenses, while revised site plans reflecting those comments of the State Highway Administration must be submitted at the time of application for the required building permits if this petition is granted.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,  
Nicholas W. Commodari  
NICHOLAS W. COMMODARI, Chairman  
Zoning Plans Advisory Committee

NBC:hk  
Enclosures



HARRY J. PISTEL, P.E.  
DIRECTOR

March 17, 1980

Mr. William E. Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item #160 (197-1980)  
Property Owner: Joseph and Frances Tomarchio  
N/S Liberty Rd. 150' E. June Rd.  
Existing Zoning: B.R.-C.N.S.  
Proposed Zoning: Variance to permit side and rear setbacks of 0' in lieu of the required 30'.  
Acres: 0.246 District: 3rd

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

### General:

Baltimore County highway and utility improvements are not directly involved. A portion of this property lies within Baltimore City, as indicated.

Liberty Road (Md. 26) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the petitioner.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 160 (1979-1980).

Very truly yours,  
Edmund N. Dwyer, P.E.  
EDMUND N. DWYER, P.E.  
Chief, Bureau of Engineering

END:EAM:FW:ss  
K-NW Key Sheet, 15 NW 18 & 19 Pos. Sheets  
NW 4E Topo, 88 Tax Map

## BALTIMORE COUNTY

## ZONING PLANS

## ADVISORY COMMITTEE



## PETITION AND SITE PLAN

## EVALUATION COMMENTS

Mr. & Mrs. Joseph Tomarchio  
3603 Bellmore Road  
Baltimore, Maryland 21207

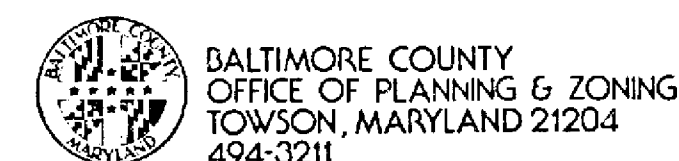
## BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 14th day of February, 1980.

William E. Hammond  
WILLIAM E. HAMMOND  
Zoning Commissioner

Petitioner Joseph Tomarchio, et ux Reviewed by Nicholas W. Commodari  
Petitioner's Attorney \_\_\_\_\_ Chairman, Zoning Plans Advisory Committee



JOHN D. SEYFFERT  
DIRECTOR

March 11, 1980

Mr. William Hammond, Zoning Commissioner  
Zoning Advisory Committee  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #160, Zoning Advisory Committee Meeting, February 12, 1980, are as follows:

Property Owner: Joseph and Frances Tomarchio  
Location: N/S Liberty Road 150' E June Road  
Existing Zoning: B.R.-C.N.S.  
Proposed Zoning: Variance to permit side and rear setbacks of 0' in lieu of the required 30'.  
Acres: 0.246  
District: 3rd

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,  
John L. Wimbley, Jr.  
John L. Wimbley  
Planner III  
Current Planning and Development

February 14, 1980

Mr. William E. Hammond  
Zoning Commissioner  
County Office Building  
Towson, Md. 21204

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting Feb. 12, 1980  
ITEM: 160.  
Property Owner: Joseph & Frances Tomarchio  
Location: N/S Liberty Rd. 150' E June Rd. (Route 26)  
Existing Zoning: B.R.-C.N.S.  
Proposed Zoning: Variance to permit side and rear setbacks of 0' in lieu of the required 30'.  
Acres: 0.246  
District: 3rd

Dear Mr. Hammond:

A better site plan is needed showing clearly that a change is to be made from an existing 35' entrance to 30'.

Standard concrete curb is to be used between curb & gutter and building. Bumper blocks are not acceptable. The plan must be revised prior to a hearing date assigned.

Very truly yours,

Charles Lee, Chief  
Bureau of Engineering  
Access Permits

By: George Wittman

CL:GW:mal



ORDER RECEIVED FOR FILING

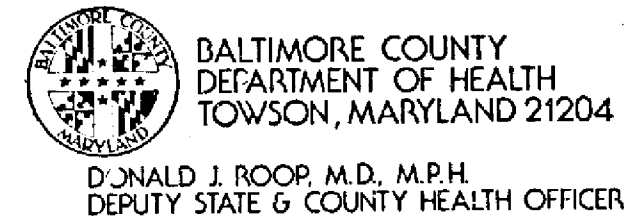
Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the petitioner(s), the Variance should be had; and it further appears that the granting of the Variance requested will not adversely affect the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Deputy Commissioner of Baltimore County, this 24th day of May, 1980, that the herein Petition for the Variance(s) to permit side and rear yard setbacks of zero feet in lieu of the required thirty

feet should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Containers for waste materials, i.e., trash, casings, used parts, etc., must be indicated on the site plan.
2. Landscaping must be provided between the front of the existing building and Liberty Road.
3. A revised site plan must be submitted, incorporating the above restrictions, and approved by the Department of Public Works and the Office of Planning and Zoning.

*Jan M. H. Jung*  
Deputy Zoning Commissioner of Baltimore County



March 21, 1980

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #160, Zoning Advisory Committee Meeting of February 12, 1980, are as follows:

Property Owner: Joseph & Frances Tomarchio  
Location: N/S Liberty Road 150' E June Rd.  
Existing Zoning: B.R.-C.N.S.  
Proposed Zoning: Variance to permit side and rear setbacks of 0' in lieu of the required 30'  
Acres: 0.246  
District: 3rd

Metropolitan water and sewer exist.

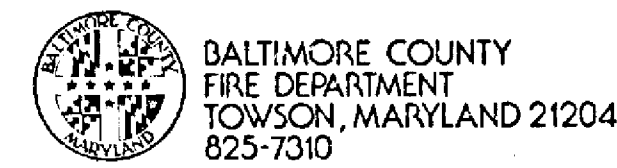
If lubrication work and oil changes are performed at this location, revised plans must be submitted showing method providing for the elimination of waste oil in accordance with Water Resources Administration requirements.

Very truly yours,

*Jan J. Forrest*  
Jan J. Forrest, Director  
BUREAU OF ENVIRONMENTAL SERVICES

IJF/fth

cc: Air Pollution



PAUL H. REINCKE  
CHIEF

February 28, 1980

Mr. William Hammond  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Nick Commodari, Chairman  
Zoning Plans Advisory Committee

Re: Property Owner: Joseph & Frances Tomarchio

Location: N/S Liberty Rd. 150' E June Rd.

Item No: 160 Zoning Agenda: 2-12-80

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals of \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

( ) 2. A second means of vehicle access is required for the site.

( ) 3. The vehicle dead end condition shown at \_\_\_\_\_ EXCEEDS the maximum allowed by the Fire Department.

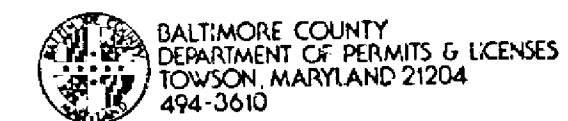
( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

( ) 6. Site plans are approved as drawn.

( ) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *George M. Hegan*  
Noted and Approved: \_\_\_\_\_  
Planning Group Fire Prevention Bureau  
Special Inspection Division



TED ZALESKI, JR.  
DIRECTOR

February 26, 1980

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #60 Zoning Advisory Committee Meeting, February 12, 1980 are as follows:

Property Owner: Joseph & Frances Tomarchio  
Location: N/S Liberty Road 150' E June Road  
Existing Zoning: B.R. - C.N.S.  
Proposed Zoning: Variance to permit side and rear setbacks of 0' in lieu of the required 30'.

Acres: 0.246  
District: 3rd

The items checked below are applicable:

- X A. All structures shall conform to the Baltimore County Building Code 1976, the State of Maryland Code for the Handicapped and Aged, and other applicable Codes.
- X B. A building/\_\_\_\_\_ permit shall be required before beginning construction.
- C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/are not required.
- X D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- E. In wood frame construction an exterior wall erected within 6' 0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'-0" of lot line. A minimum 8" masonry firewall is required if construction is on the lot line.
- F. Requested variance conflicts with the Baltimore County Building Code, Section/s \_\_\_\_\_.
- G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 4-305 and the required construction classification of Table 214.
- X I. Comments - Type of construction shall be controlled by height and area requirements of the Code when filing for a permit.

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,

*Charles E. Burnham*  
Charles E. Burnham, Chief  
Plans Review

CES:rrj

CITY OF BALTIMORE  
WILLIAM DONALD SCHAEFER, Mayor



BOARD OF MUNICIPAL AND ZONING APPEALS  
GILBERT V. RUBIN, Executive Director  
Room 700  
Saratoga Street Municipal Building  
Baltimore, Maryland 21202

March 19, 1980

Mr. Nicholas B. Commodari, Chairman  
Zoning Plans Advisory Committee  
Baltimore County Zoning Plans Advisory Committee  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Dear Mr. Commodari:

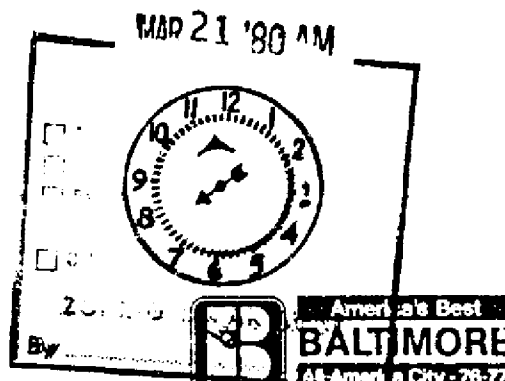
This will acknowledge receipt of your letter of March 13, 1980 with reference to Item No. 160 Petitioners - Joseph Tomarchio, et ux. - Variance Petition, and requesting comments from me, and this is to advise you that I have reviewed your plan and the subject property and find no reason to be concerned on behalf of the City of Baltimore. However, in the event that the applicant proposes to use the City portion of the premises, I presume he will obtain the necessary permits for the use of the property.

I appreciate very much your interest in notifying me of this matter and thank you for the submission of this information for review.

Very truly yours,

*Gilbert V. Rubin*  
GILBERT V. RUBIN  
EXECUTIVE DIRECTOR

GVR:png



## BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: February 7, 1980

Mr. William E. Hammond  
Zoning Commissioner  
Baltimore County Office Building  
1111 West Chesapeake Avenue  
Towson, Maryland 21204

Z.A.C. Meeting of: February 12, 1980

RE: Item No: 158, 159, 160, 161, 162,  
Property Owner:  
Location:  
Present Zoning:  
Proposed Zoning:

District:  
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

*Wm. Nick Petrovich*  
Wm. Nick Petrovich, Assistant  
Department of Planning

WNP/bp



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

WILLIAM E. HAMMOND  
ZONING COMMISSIONER

May 8, 1980

Mr. & Mrs. Joseph Tomarchio  
3603 Bellmore Road  
Baltimore, Maryland 21207

RE: Petition for Variances  
N/S of Liberty Rd., 150' E of June Rd. -  
3rd Election District  
Joseph Tomarchio, et ux - Petitioners  
NO. 80-215-A (Item No. 160)

Dear Mr. & Mrs. Tomarchio:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

*Jan M. H. Jung*  
JEAN M.H. JUNG  
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: John W. Hessian, III, Esquire  
People's Counsel

March 13, 1980

Mr. Gilbert V. Rubin  
Board of Municipal & Zoning Appeals  
Room 700  
222 E. Saratoga Street  
Baltimore, Maryland 21202

RE: Item No. 160  
Petitioners - Joseph Tomarchio, et ux  
Variance Petition

Dear Mr. Rubin:

Enclosed is a copy of a site plan for a Variance petition. As you can see, a small portion of this site is within the limits of Baltimore City. In view of the fact that a hearing will be scheduled on this matter in the near future, I am requesting any comments from your office to be submitted by April 15, 1980.

If you have any questions concerning this matter, please feel free to contact me at 494-3391.

Very truly yours,

*N.B.C.*  
NICHOLAS B. COMMODARI  
Chairman  
Zoning Plans Advisory Committee

NBC:sj  
enclosure



DESCRIPTION

Beginning at a point on the north side of Liberty Road, 150 feet east of June Drive and known as Lot G and the westernmost 25 feet of Lot H as shown on the Amended Plat of Haywood Heights and recorded among the land records of Baltimore County in Plat Book 7, Folio 140.

Also known as 5910 Liberty Road.

that no such charge may be imposed after the expiration of three (3) years from the date hereof.

NOW, THEREFORE, THIS MORTGAGE WITNESSETH, that in consideration of the premises and of One Dollar, the said JOSEPH TOMARCHIO and FRANCES TOMARCHIO, his wife,

does grant unto the said GARIBALDI FEDERAL SAVINGS AND LOAN ASSOCIATION, its successors and assigns, all that lot, piece, or parcel, of ground situate and lying in Baltimore County and described as follows:

4286  
BEGINNING for the same on the northeast side of Liberty Heights Avenue at the distance of 600 feet southeasterly from the corner formed by said northeast side of Liberty Heights Avenue with the south-east side of Tulsa Road as shown on Amended Plat of Haywood Heights recorded among the Land Records of Baltimore County in Plat Book W.P.C. No. 7, folio 140, said place of beginning being at the westernmost corner of Lot "G" as shown on said plat and running thence south 64 degrees 20 minutes east 75 feet to the center of Lot "H" as shown on said plat, thence north 25 degrees 40 minutes, east 150 feet to the northeasternmost outline of Lot "H" thence binding thereon and also on the northeasternmost outline of Lot "G" in all north 64 degrees 20 minutes west 75 feet to the northernmost corner of said Lot "G" and thence, binding on the division line between Lot "G" and Lot "P", south 25 degrees 40 minutes west 150 feet to the place of beginning.

Being, in one perimeter, Lot "G" and the northwestern one-half of Lot "H" as shown on the Plat hereinabove referred to as said lots are described in two deeds to Sebastiano Tomarchio and wife, the first from J. Glenn Tracey and wife dated February 9, 1929 and recorded among said Land Records of Baltimore County in Liber C.W.B. Jr., No. 1055, folio 430, etc. and the second from Millie R. Kelly dated March 2, 1966 and recorded among the Land Records of Baltimore County in Liber O.T.G. No. 4589, folio 497, etc.



BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
TOWSON, MARYLAND 21204  
494-3333

WILLIAM E. HAMMOND  
ZONING COMMISSIONER

April 10, 1980

Mr. & Mrs. Joseph Tomarchio  
3603 Bellmore Road  
Baltimore, Maryland 21207

RE: Petition for Variance  
N/S Liberty Rd., 150' E June Road  
Case No. 80-215-A

Dear Mr. & Mrs. Tomarchio:

This is to advise you that \$ 37.50 is due for advertising and posting of the above-property.

Please make check payable to Baltimore County, Maryland and remit to Sandra Jones, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,

*William E. Hammond*  
WILLIAM E. HAMMOND  
Zoning Commissioner

WEH:ej

3/24/80

Mr. & Mrs. Joseph Tomarchio  
3603 Bellmore Road  
Baltimore, Maryland 21207

NOTICE OF HEARING

RE: Petition for Variance - North side of Liberty Road, 150' E of June Road - Case No. 80-215-A

TIME: 9:45 A.M.

DATE: Thursday, April 24, 1980

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

*William E. Hammond*  
ZONING COMMISSIONER OF  
BALTIMORE COUNTY

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. W. E. Hammond  
Zoning Commissioner  
Date: March 28, 1980  
FROM: John D. Seyffert, Director  
Office of Planning and Zoning  
SUBJECT: Petition No. 80-215-A Item 160

Petition for Variance for side and rear yard setbacks  
North side of Liberty Road, 150 feet East of June Road  
Petitioner- Joseph Tomarchio, et ux

Third District

HEARING: Thursday, April 24, 1980 (9:45 A.M.)

It is requested that, if granted, the requirement of a minimal amount of landscaping might be required.

*John D. Seyffert*  
John D. Seyffert, Director  
Office of Planning and Zoning

JDS:JGH:ab

PETITION FOR VARIANCE

3rd District

ZONING: Petition for Variance for side and rear yard setbacks

LOCATION: North side of Liberty Road, 150 feet East of June Road

DATE & TIME: Thursday, April 24, 1980 at 9:45 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a side and rear yard setback of 0 feet in lieu of the required 30 feet

The Zoning Regulations to be excepted as follows:

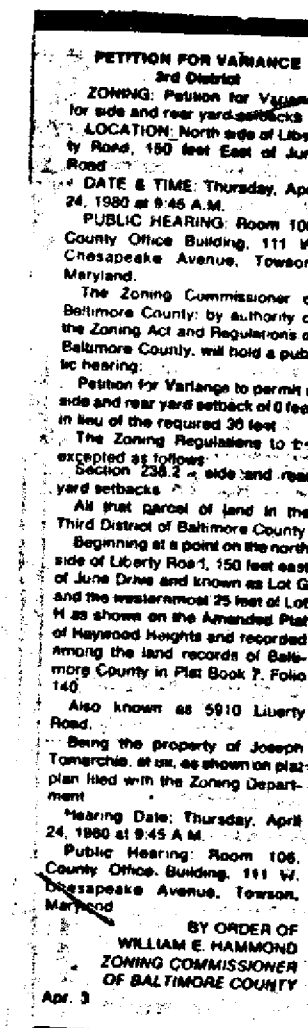
Section 238.2 - side and rear yard setbacks

All that parcel of land in the Third District of Baltimore County

Being the property of Joseph Tomarchio, et ux, as shown on plat plan filed with the Zoning Department

Hearing Date: Thursday, April 24, 1980 at 9:45 A.M.  
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF  
WILLIAM E. HAMMOND  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY



Office of  
**COLUMBIA**  
Publishing Corp.  
10750 Little Patuxent Pkwy.  
Columbia, MD 21044

April 10 1980

THIS IS TO CERTIFY, that the annexed advertisement of

*Petition for Variance*

was inserted in the following:

☒ Catonsville Times  
☐ Arbutus Times

weekly newspapers published in Baltimore County, Maryland, once a week for one successive weeks before the 4th day of April 1980, that is to say, the same was inserted in the issues of

4/3/80

COLUMBIA PUBLISHING CORP.

*Barbara R. Gode*

IN THE CIRCUIT COURT

FOR BALTIMORE COUNTY, IN EQUITY

Plaintiff

VS.

Defendant

CERTIFICATE OF PUBLICATION OF

DUPLICATE

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 3, 1980

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. ~~once a week~~ of one time ~~successive weeks~~ before the 21st day of April 1980, the first publication appearing on the 3rd day of April 1980.

THE JEFFERSONIAN,  
*L. Leach Strickland*  
Manager.

Cost of Advertisement, \$ 17.50

PETITION FOR VARIANCE  
3rd District  
ZONING: Petition for Variance for side and rear yard setbacks  
LOCATION: North side of Liberty Road, 150 feet East of June Road  
DATE & TIME: Thursday, April 24, 1980 at 9:45 A.M.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland  
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:  
Petition for Variance to permit a side and rear yard setback of 0 feet in lieu of the required 30 feet  
The Zoning Regulations to be excepted as follows:  
Section 238.2 - side and rear yard setbacks  
All that parcel of land in the Third District of Baltimore County  
Beginning at a point on the north side of Liberty Road, 150 feet east of June Drive and known as Lot G and the westernmost 25 feet of Lot H as shown on the Amended Plat of Haywood Heights and recorded among the land records of Baltimore County in Plat Book 7, Folio 140  
Also known as 5910 Liberty Road  
Being the property of Joseph Tomarchio, et ux, as shown on plat plan filed with the Zoning Department  
Hearing Date: Thursday, April 24, 1980 at 9:45 A.M.  
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland  
By Order of  
WILLIAM E. HAMMOND  
Zoning Commissioner of Baltimore County  
Apr 3



80-215-A

**CERTIFICATE OF POSTING**  
**ZONING DEPARTMENT OF BALTIMORE COUNTY**  
Towson, Maryland

District 3rd Date of Posting APRIL 4, 1980  
Posted for: PETITION FOR VARIANCE  
Petitioner: JOSEPH TOMARCHIO, ET UX  
Location of property: N/S LIBERTY ROAD, 150' E OF JUNE ROAD  
Location of Signs: FRONT 5910 LIBERTY Rd  
Remarks: SIGN INSIDE SHOW WINDOW  
Posted by: Thomas R. Roland Date of return: APRIL 11, 1980  
Signature

1- SIGN

**BALTIMORE COUNTY OFFICE OF PLANNING & ZONING**

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received this 29 day of April, 1980.

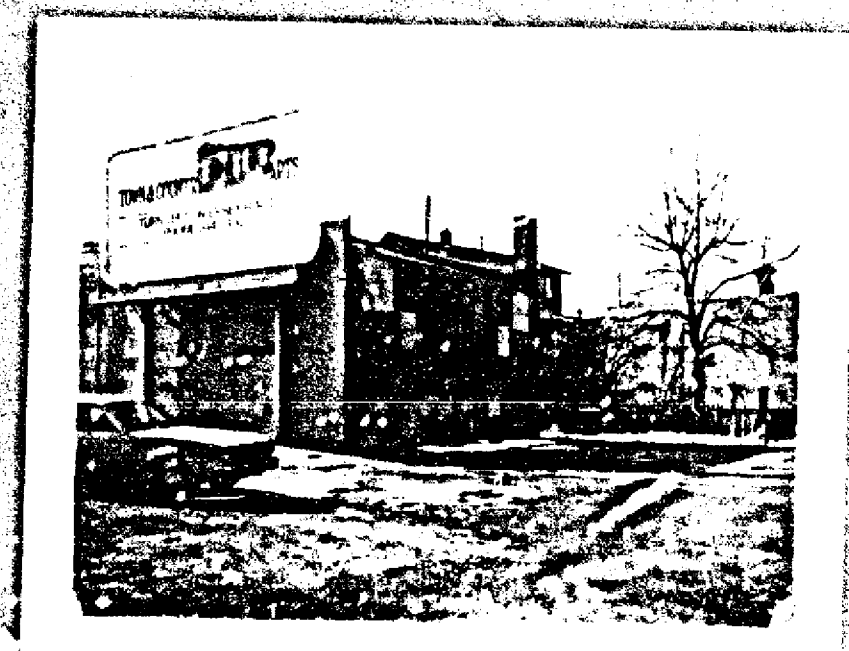
Filing Fee: \$ 25.00 Received: ☒ Check  
☐ Cash  
☐ Other

160

William E. Hammond  
William E. Hammond, Zoning Commissioner

Petitioner: \_\_\_\_\_ Submitted by: \_\_\_\_\_  
Petitioner's Attorney: \_\_\_\_\_ Reviewed by: \_\_\_\_\_

\*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.



**PETITION MAPPING PROGRESS SHEET**

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>ADJ</u> Revised Plans: _____ Change in outline or description _____ Yes Previous case: <u>2757</u> _____ No <u>69-71X</u> Map # _____										

No. 86405

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

DATE April 15, 1980 ACCOUNT 01-662

AMOUNT \$37.90

RECEIVED FROM: Mr. Tira, Inc.

FOR: Advertising and Posting for Case No. 80-215-A

180618 APR 21

37.90 MC

VALIDATION OR SIGNATURE OF CASHIER

No. 86452

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

DATE March 24, 1980 ACCOUNT 01-662

AMOUNT \$25.00

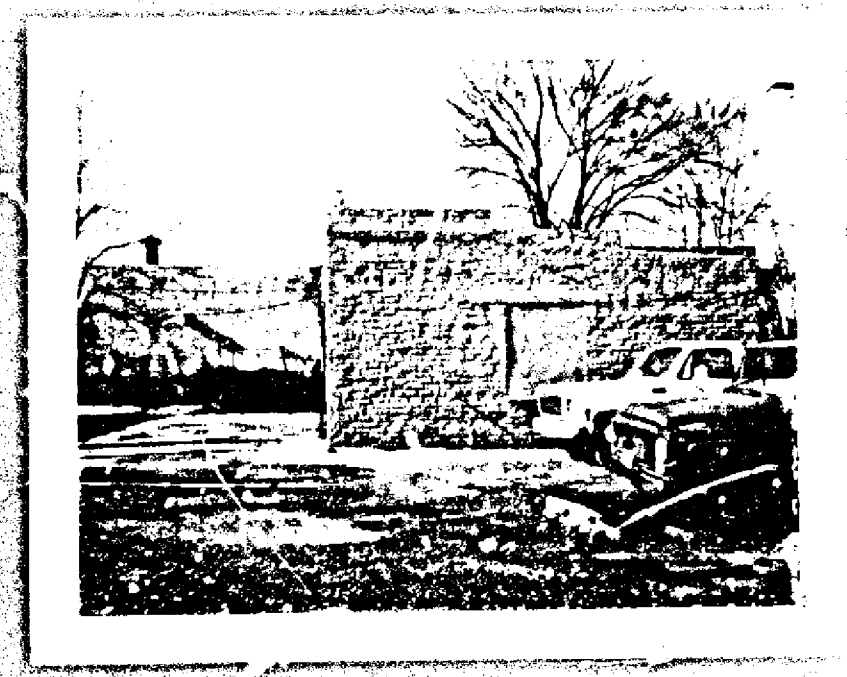
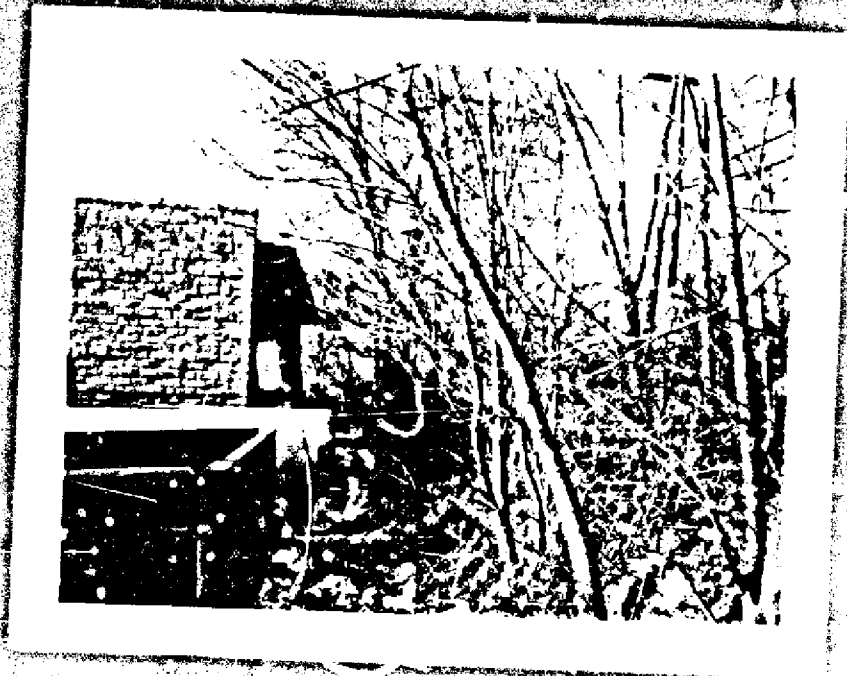
RECEIVED FROM: Mr. Tira, Inc.

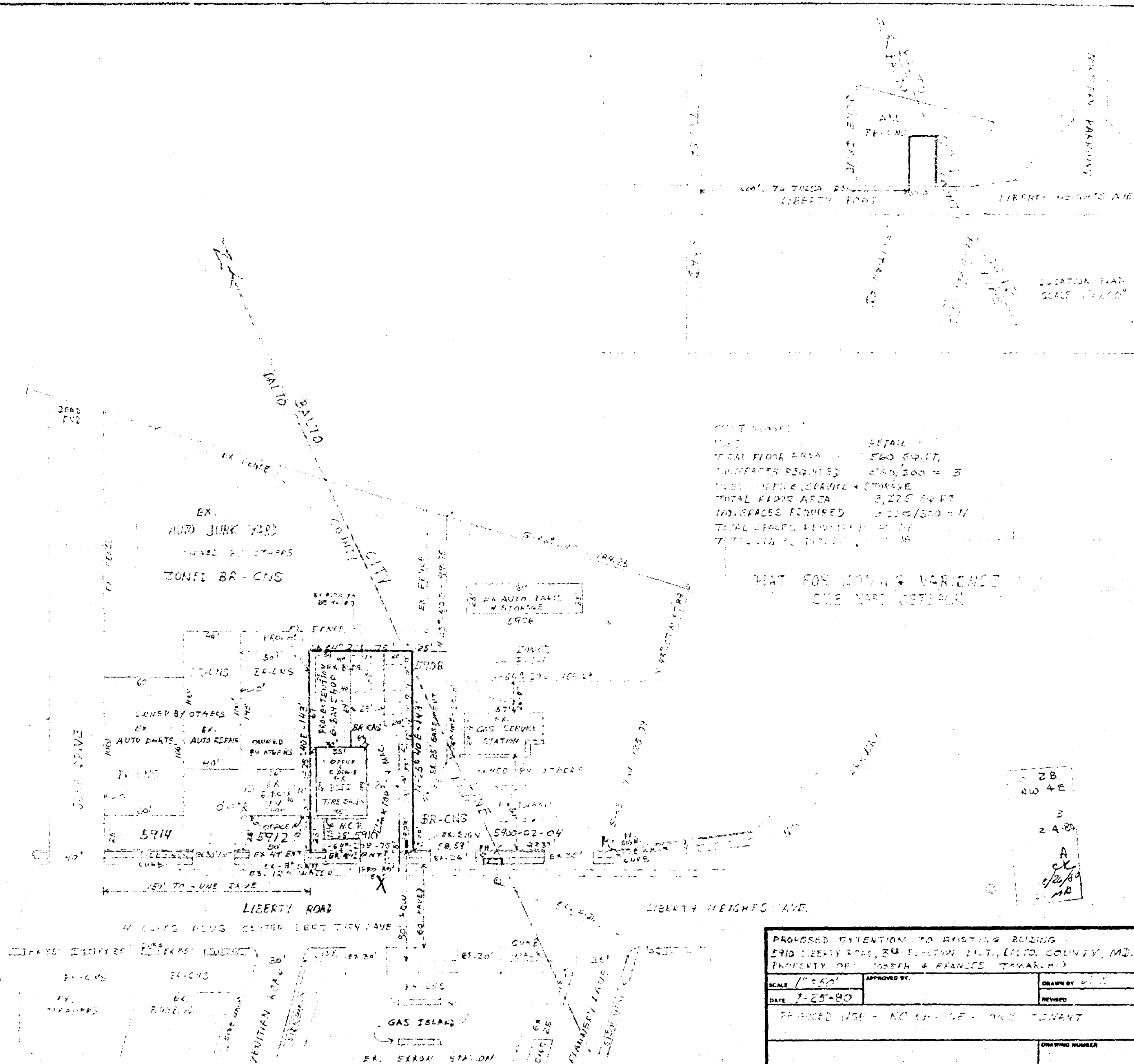
FOR: Filing Fee for Case No. 80-215-A

189038 APR 25

25.00 MC

VALIDATION OR SIGNATURE OF CASHIER





PROPOSED  
 TOTAL FLOOR AREA 560 SQ. FT.  
 NO. SPACES REQUIRED 560/200 = 3  
 TOTAL FLOOR AREA 3,225 SQ. FT.  
 NO. SPACES REQUIRED 3,225/300 = 11  
 TOTAL SPACES REQUIRED 14

MEET FOR VARIANCE  
 ONE YARD SETBACK

ZB  
 NW 4E  
 3  
 2-4-80  
 A  
 CK  
 6/2/89  
 MA

PROPOSED EXTENSION TO EXISTING BUILDING 5910 LIBERTY ROAD, 3RD ELLICOTT DIST., ELICOTT CITY, MD. PROPERTY OF JOSEPH & FRANCES TOWARLHO		
SCALE 1"=50'	APPROVED BY:	DRAWN BY: J.L.
DATE 7-25-80		REVISED
PROPOSED USE - NO CHANGE - ONE TENANT		
		DRAWING NUMBER